



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-003 / 14335-00000-00040
Date Received: 1/27/14
Application Accepted By: SP + VP Fee: \$1800
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2490 Hilliard Rene RD Hilliard Zip 43026
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 560-168635

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R-Rural Requested Zoning District(s) LE-3 C-2

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: Residential to commercial

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 0.41
[Columbus City Code Section 3309.14]

APPLICANT:

Name American Air
Address 3945 Brookham DR City/State Greencity Ohio Zip 43123
Phone # 614-419-3471 Fax # 614 871-3991 Email m.sliemers@AmericanAirHeating.com

PROPERTY OWNER(S):

Name American Air
Address 3945 Brookham DR City/State Greencity Ohio Zip 43123
Phone # 614-419-3471 Fax # 614 871-3991 Email m.sliemers@AmericanAirHeating.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name N/A
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE American Air By Mike Sliemers VP
PROPERTY OWNER SIGNATURE American Air By Mike Sliemers VP
ATTORNEY / AGENT SIGNATURE N/A

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # Z14-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME m. ke. Sliemers
of (1) MAILING ADDRESS 3945 Brookham DR Grove city ohio 43123
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 2490 Hilliard - Rome RD Hilliard OHIO 43123
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) American Air
3945 Brookham DR
Grove city ohio
43123

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

mike Sliemers (614) 419-3471

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) mike Sliemers

Subscribed to me in my presence and before me this

23 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Jerry Sowers
Notary Public, State of Ohio
My Commission Expires 03-25-2014

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214-003

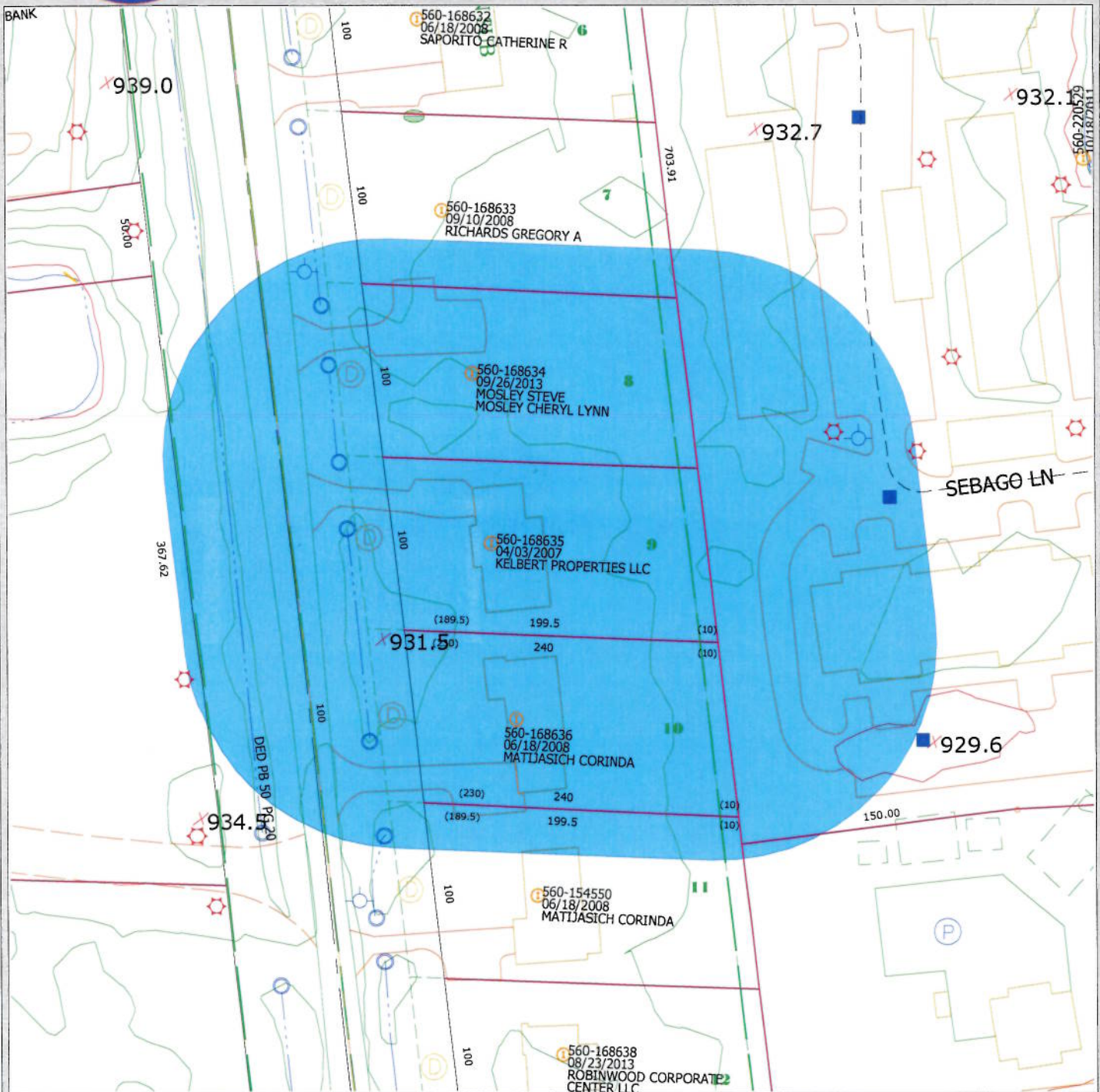
A



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/22/14



Disclaimer

Scale = 84'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

APPLICANT
Mike Sliemers
3945 Brookham Dr
Grove City, OH 43123

PROPERTY OWNER
American Air
3945 Brookham Dr
Grove City, OH 43123

Z14-003

Surrounding Property Owners

Corinda Matijasich
7699 Wryneck Dr
Dublin, OH 43017

Straf, LLC
3895 Stoneridge Ln
Dublin, OH 43017

First Community Bank
4300 E Broad St
Columbus, OH 43213

Gregory A Richards
1288 Sherborne Ln
Powell, OH 43065

Steve Mosley
Cheryl Lynn Mosley
2410 Hilliard Rome Rd
Hilliard, OH 43026

Kelbert Properties, LLC
ATTN: Scott Rider
4094 Main St, Ste 100
Hilliard, OH 43026

Corinda Matijasich
7699 Wryneck Dr
Dublin, OH 43017

T & R Development
Hilliard Rome LP
3895 Stoneridge Ln
Dublin, OH 43017

report.var

\\ Report of parcels touching irregular area - MMPC301 ///

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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JAN 22, 2014

560-154550 Owner: MATIJASICH CORINDA
Address: 02390 ROME HILLIARD RD
Mail To: CORINDA MATIJASICH
 : 7699 WRYNECK DR
 : DUBLIN OH 43017
 : DUBLIN OH 43017

560-154608 * Owner: T & R DEVELOPMENT HILLIARD-ROME L P
Address: 2291 -311 ASICS RD
Mail To: STRAF LLC
 : 3895 STONERIDGE LN
 : DUBLIN OH 43017

560-168616 * Owner: SILVER HORN II LLC
Address: -471 ROME HILLIARD RD
Mail To: FIRST COMMUNITY BANK
 : 4300 E BROAD ST
 : COLUMBUS, OH 43213

560-168633 * Owner: RICHARDS GREGORY A
Address: ROME HILLIARD RD
Mail To: GREGORY A RICHARDS
 : 1288 SHERBORNE LN
 : POWELL OH 43065

560-168634 * Owner: MOSLEY STEVE MOSLEY CHERYL LYNN
Address: ROME HILLIARD RD
Mail To: STEVE MOSLEY
 : CHERYL LYNN MOSLEY
 : 2410 HILLIARD ROME RD
 : HILLIARD OH 43026

560-168635 Owner: KELBERT PROPERTIES LLC
Address: 02490 ROME HILLIARD RD
Mail To: KELBERT PROPERTIES LLC
 : ATTN: SCOTT RIDER
 : 4094 MAIN ST STE 100
 : HILLIARD OH 43026

560-168636 Owner: MATIJASICH CORINDA
Address: 02480 ROME HILLIARD RD

214-003

report.var
Mail To: CORINDA MATIJASICH
: 7699 WRYNECK DR
: DUBLIN OH 43017

560-220529 * Owner: T&R DEVELOPMENT HILLIARD- ROME LP
Address: 2351 -444 BAYSIDE DR
Mail To: T & R DEVELOPMENT
: HILLIARD ROME LP
: 3895 STONERIDGE LN
: DUBLIN OH 43017

VAK22_MMPC301 Page 1



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

214-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mike Sliemers
of (COMPLETE ADDRESS) 3945 Brookham Dr Grove City OH 43123
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>American Air</u> <u>3945 Brookham Dr</u> <u>Grove City OH 43123</u> <u>Mike Sliemers (614) 419-3471</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Mike Sliemers

Subscribed to me in my presence and before me this 23 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Jerry Sowers

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Jerry Sowers
Notary Public, State of Ohio
My Commission Expires 03-25-2014

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EXHIBIT "A"

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being Lot Number Nine (9), of KATHERINE DURBAN SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, page 35, Recorder's Office, Franklin County, Ohio.

And the following described 10' strip of land adjacent to the east end of Lot No. 9 of Katherine Durban Subdivision:

Situated in the State of Ohio, County of Franklin, City of Columbus being in Virginia Military Surveys No. 6554 and 7029, being 0.023 acres but of that 22.01 acre tract conveyed to Rome Hilliard Partnership by deed of record in Deed Book 3268, Page 614 (all references to deed books and plat books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.023 acres being more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING, said point being the northeast corner of Lot No. 9 of the Katherine Durban Subdivision as recorded in Plat Book 23, Page 35;

Thence, easterly S 86° 05' 45" E, 10.00 feet to an iron pin;

Thence, southerly S 5° 03' 57" E, parallel with and 10.00 feet easterly from (as measured at right angles) the easterly line of said Lot No. 9, 100.01 feet to an iron pin;

Thence, westerly N 86° 05' 45" W, 10.00 feet to a point in the southeasterly corner of said Lot No. 9;

Thence, northerly along the easterly line of said Lot No. 9, N 5° 03' 57" W, 100.01 feet to the TRUE POINT OF BEGINNING, containing 0.023 acres more or less, but subject to all easements, restrictions, and highways of previous records.

The foregoing description was prepared from an actual field survey of the premises by S.D. POMEROY AND ASSOCIATES, INC., Consulting Engineers and Surveyors, Worthington, Ohio.

Less and Exception the following 0.046 acre tract conveyed to the City of Columbus by Instrument Number 200806180093962, Franklin County Recorder's Office, hereto attached as ROW Parcel No. 48-WD:

214-003

EXHIBIT A

RX 250
Rev. 07/06

PID
PARCEL
CTY-RTE-SEC
Version Date

Page 1 of 2
14538
48-WD
FRA-CR3-14.06
7-03-07

**PARCEL 48-WD
FRA-CR3-14.06**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS OF RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey 6554-7029, and being 0.046 acres out of a 0.453 acre tract conveyed to Kelbert Properties, LLC by deed of record in Instrument Number 200704060060251, being part of Lot 9 of Katherine Durban Subdivision of record in Plat Book 23, Page 35 (all references to the Recorder's Office, Franklin County, Ohio unless specified otherwise) and also known as Auditor's Parcel Number 560-168635 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of survey and construction of FRA-CR3-14.06 (Hilliard Rome Road-variable R/W width) made by the Ohio Department of Transportation and being within the following described points in the boundary thereof:

Commencing for reference at the existing centerline intersection of Hilliard Rome Road (variable R/W width) and Reebok Road (60' R/W dedicated in Plat Book 68, Page 04) and being at existing centerline of survey and construction of Hilliard Rome Road station 189+01.12;

Thence along the existing centerline of survey and construction of Hilliard Rome Road, North 6°33'07" West a distance of 200.81 feet to a deflection in Hilliard Rome Road and being at existing centerline of survey and construction of Hilliard Rome Road station 191+01.93;

Thence along the existing centerline of survey and construction of Hilliard Rome Road, North 6°31'55" West a distance of 914.99 feet to a point being at existing centerline of survey and construction of Hilliard Rome Road station 200+16.92;

Thence North 83°28'05" East a distance of 40.00 feet to the southwesterly corner of the said 0.453 acre tract (Lot 9), the northwesterly corner of a 0.906 acre tract conveyed to Joseph and Corinda Matijasich by deed of record in Official Record 32626, Page 113 and Official Record 34990, Page 104, the northwesterly corner of Lot 10, on the easterly existing right of way of Hilliard Rome Road, being 40.00 feet right of existing centerline of survey and construction of Hilliard Rome Road station 200+16.92 and being the True Point of Beginning;

Thence along the easterly existing right of way of Hilliard Rome Road and the westerly line of said Lot 9, North 6°31'55" West a distance of 100.00 feet to the northwesterly corner of the said 0.453 acre tract (Lot 9), the southwesterly corner of a 0.906 acre tract conveyed to Gregory A. Richards by deed of record in Instrument Number 200408060184024, the southwesterly corner of Lot 8 and being 40.00 feet right of existing centerline of survey and construction of Hilliard Rome Road station 201+16.92;

214-003

EXHIBIT A

RX 250
Rev. 07/06

PID
PARCEL
CTY-RTE-SEC
Version Date

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14538
48-WD
FRA-CR3-14.06
7-03-07

Thence along the northerly line of the said 0.453 acre tract (Lot 9), the southerly line of the said Richards 0.906 acre tract and said Lot 8, South 87°30'55" East a distance of 20.25 feet to an iron pipe set and being 60.00 feet right of existing centerline of survey and construction of Hilliard Rome Road station 201+13.75;

Thence crossing thru the said 0.453 acre tract (Lot 9), South 6°31'55" East a distance of 100.00 feet to an iron pipe set in the southerly line of the said 0.453 acre tract (Lot 9), the northerly line of the said Matijasich 0.906 acre tract, the northerly line of the said Lot 10 and being 60.00 feet right of existing centerline of survey and construction of Hilliard Rome Road station 200+13.75;

Thence along the southerly line of the said 0.453 acre tract (Lot 9), the northerly line of the said Matijasich 0.906 acre tract, and the northerly line of the said Lot 10, North 87°30'55" West a distance of 20.25 feet to the True Point of Beginning and containing 0.046 acres of land, more or less.

All iron pipes set are 30" long, 3/4" inside diameter with a center punched aluminum cap stamped "ODOT RW S-6950". All other monumentation is as described.

Grantor claims title by Instrument Number 200704060060251, of the Franklin County Recorder's Office.

The grantor retains the right of ingress and egress to his residual property.

The above described area contains 0.046 acres within Auditor's Parcel Number 560-168635, including 0.000 acres in the present road occupies, resulting in a net take of 0.046 acres.

Bearings are based on an adjusted closed traverse between Franklin County monuments 58, 158, 5540, 6655, 7766 and 8854 (1986 adjustment) that sets a bearing of North 7°12'16" West for the centerline of Hilliard Rome Road between Westchester Woods Boulevard and Tanglewood Park Boulevard. The coordinates of these monuments are derived from the Ohio State Plane Coordinate System, South Zone, N.A.D. 83.

This description was prepared and reviewed on July 24, 2006 by Robert A. Bosworth, Registered Surveyor No. 7750 and is based on a field survey made by DLZ Ohio, Inc. under the direction and supervision of Charles H. Murphy, Registered Surveyor No. 6950 in 1993-1999 for the Ohio Department of Transportation.

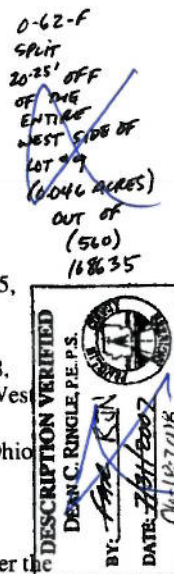
The stations referred to herein are from plans FRA-CR3-14.06 on file at the Ohio Department of Transportation.

DLZ Ohio, Inc.

By: Charles H. Murphy
Charles H. Murphy, P.S. 6950



Date 7-30-07



0-62-F
Allot
(560)
168635



214-003

EXHIBIT "A"

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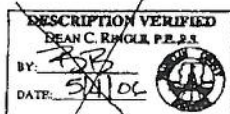
Thence, easterly S 86° 05' 45" E, 10.00 feet to an iron pin;

Thence, southerly S 5° 03' 57" E, parallel with and 10.00 feet easterly from (as measured at right angles) the easterly line of said Lot No. 9, 100.01 feet to an iron pin;

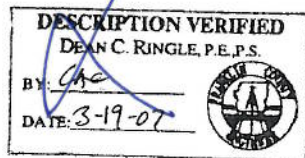
Thence, westerly N 86° 05' 45" W, 10.00 feet to a point in the southeasterly corner of said Lot No. 9;

Thence, northerly along the easterly line of said Lot No. 9, N 5° 03' 57" W, 100.01 feet to the TRUE POINT OF BEGINNING, containing 0.023 acres more or less, but subject to all easements, restrictions, and highways of previous records.

The foregoing description was prepared from an actual field survey of the premises by S.D. POMEROY AND ASSOCIATES, INC., Consulting Engineers and Surveyors, Worthington, Ohio.



062F
All of
(560)
168635





City of Columbus Zoning Plat

214-003



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 560168635

Zoning Number: 2490

Street Name: HILLIARD-ROME Road

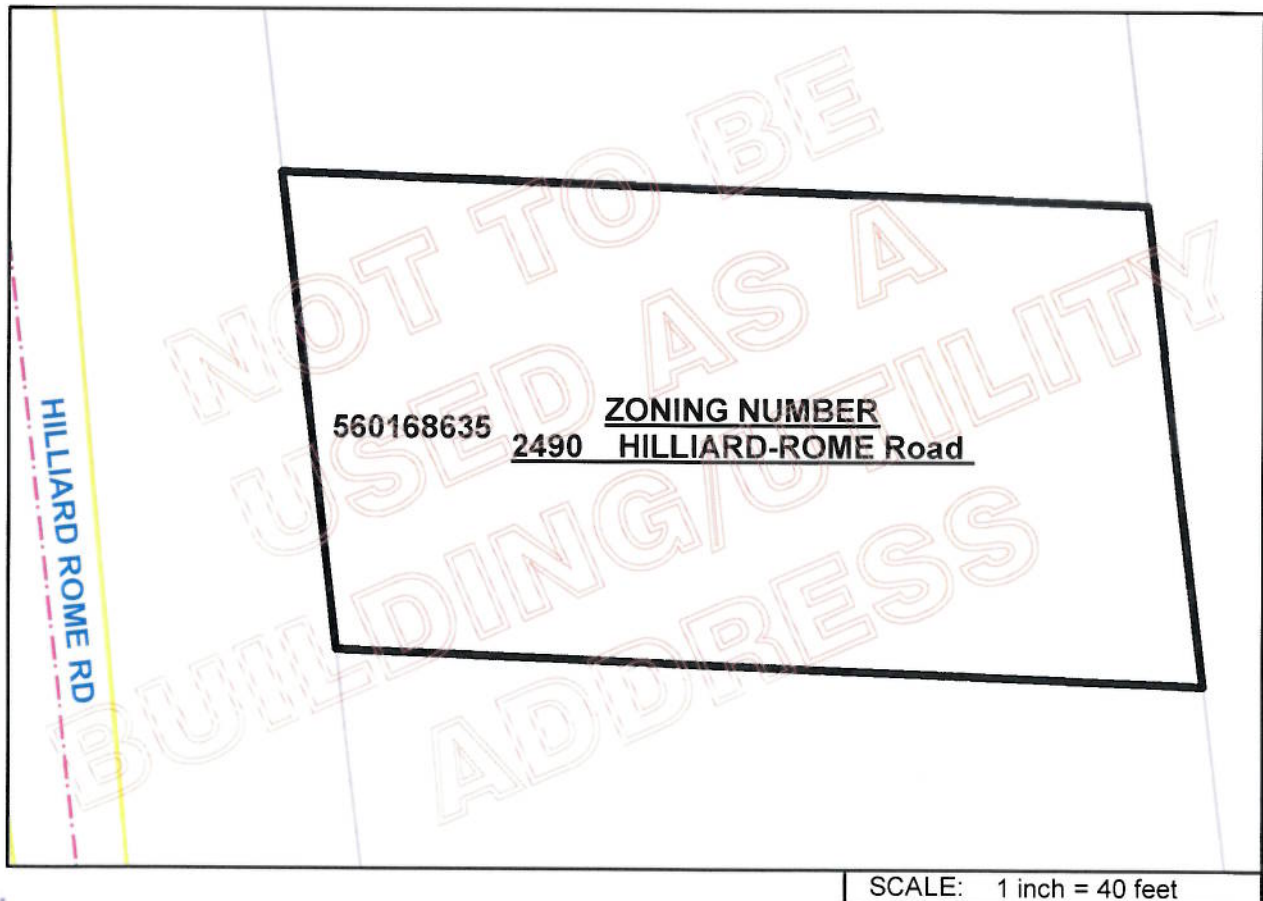
Lot Number 9 & .023 ACRE

Subdivision: KATHERINE DURBAN

Requested By: AMERICAN AIR (MIKE SLIEMERRS)

Issued By: *Patricia Austin*

Date: 1/22/2014



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 17070

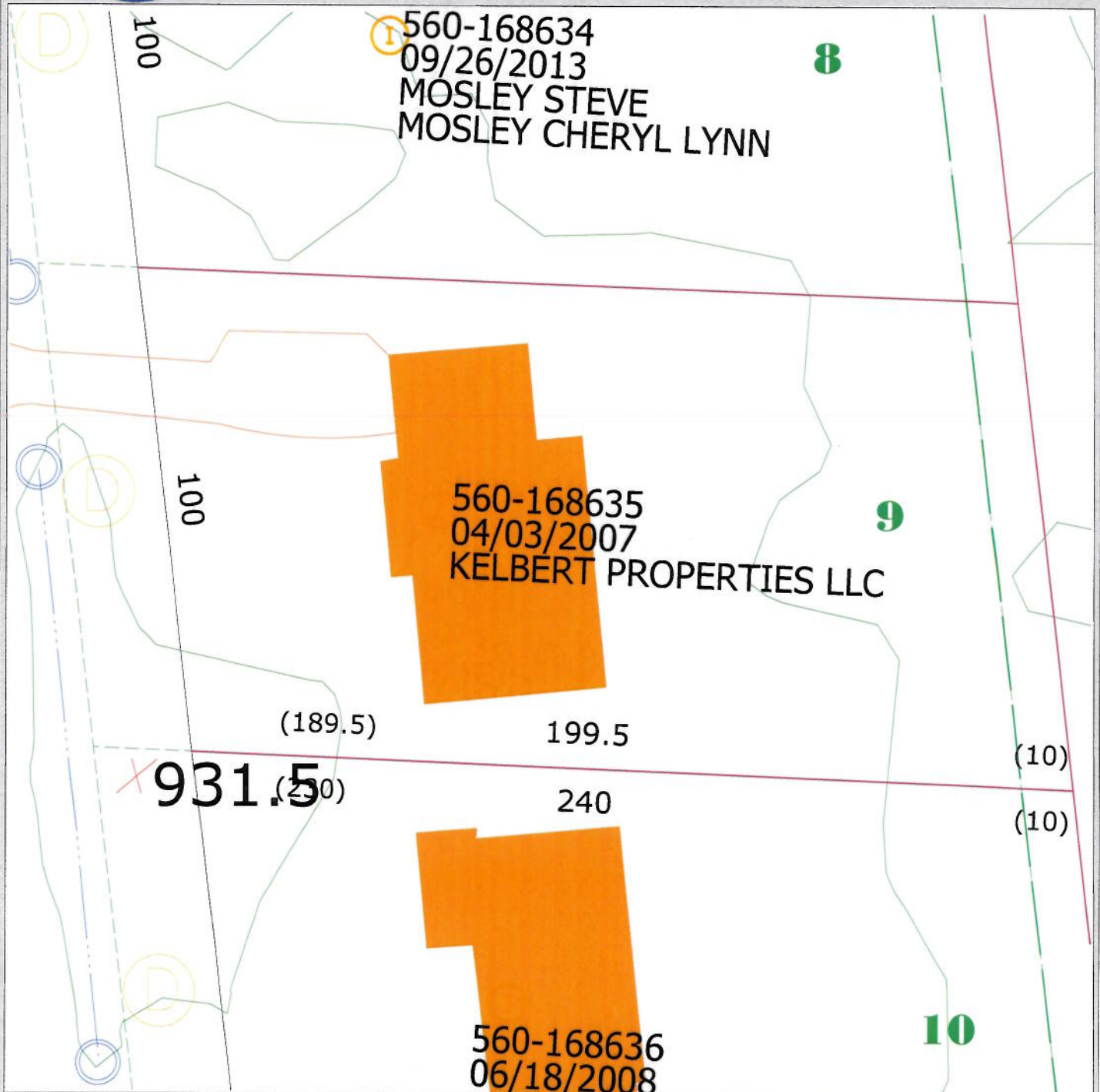
214-003



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/22/14



Disclaimer

Scale = 30



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Real Estate / GIS Department



2490 Hilliard-Rome Road
Approximately 0.414 acres
R to C-2

Z14-003

Plan Recommendations

Trabue/Roberts Area Plan

2490 Hilliard-Rome Road

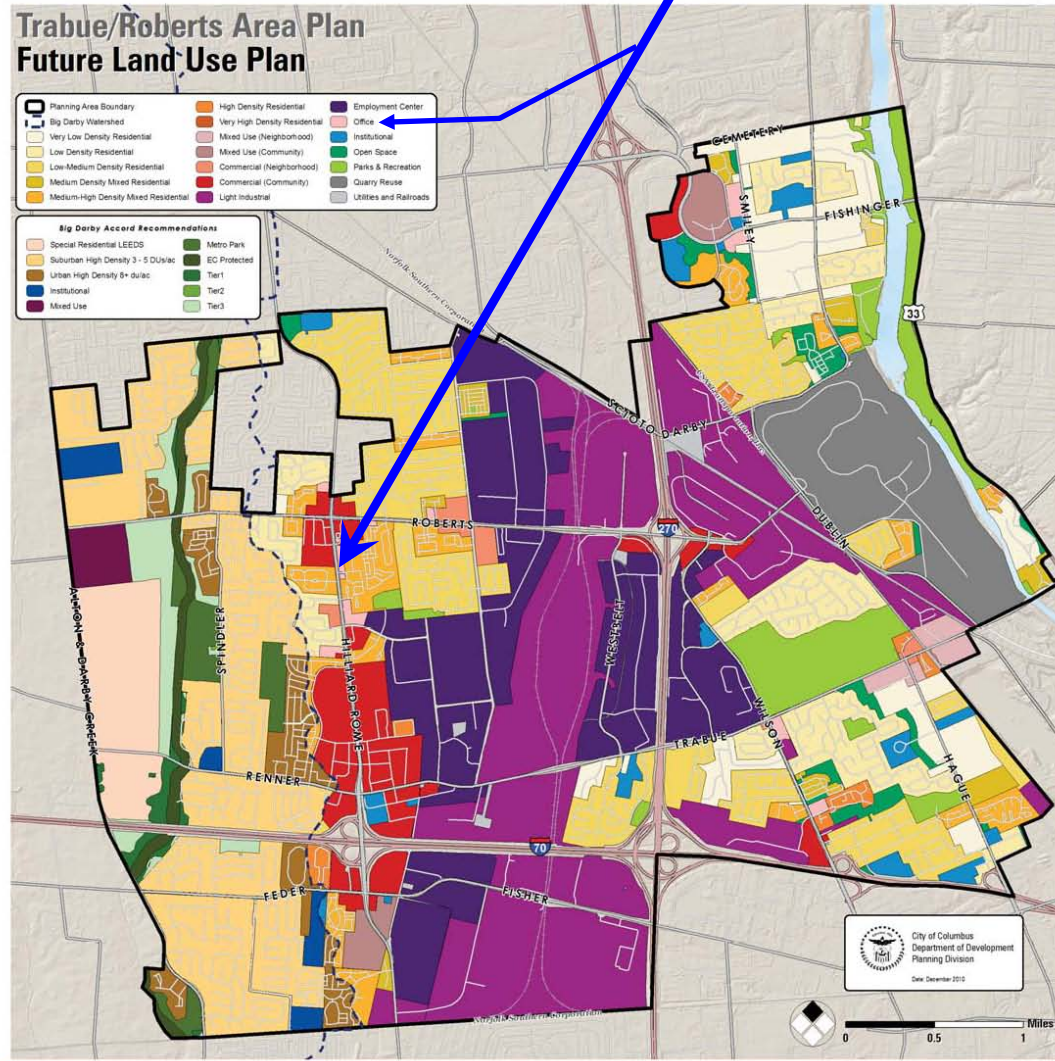


Figure 16